

AMENDED IN SENATE JULY 3, 2003
AMENDED IN ASSEMBLY JUNE 3, 2003
AMENDED IN ASSEMBLY JUNE 2, 2003
AMENDED IN ASSEMBLY APRIL 7, 2003
AMENDED IN ASSEMBLY MARCH 27, 2003

CALIFORNIA LEGISLATURE—2003–04 REGULAR SESSION

ASSEMBLY BILL

No. 21

**Introduced by Assembly Member Liu
(Coauthor: Assembly Member Goldberg)**

December 2, 2002

An act relating to housing.

LEGISLATIVE COUNSEL'S DIGEST

AB 21, as amended, Liu. Housing: 710 Corridor.

Existing law authorizes the Department of Transportation to lease or rent lands held by the department for highway purposes.

This bill would require the Director of Transportation to establish on January 1, 2004, the 710 Freeway Corridor Task Force with a specified membership. It would require the task force to report its findings and recommendations to the Legislature regarding rental rates on department-owned residential property in the 710 Freeway Corridor.

This bill, until January 1, 2005, would prohibit the department from increasing the level of rents on residential units owned by the department and occupied as of July 1, 2001, within the 710 Corridor of southern California. The bill would place a moratorium on any without

cause eviction processes against persons who, on July 1, 2001, occupied those units.

Vote: majority. Appropriation: no. Fiscal committee: yes. State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. (a) The Legislature finds and declares all of the
2 following:

3 (1) There is an extreme shortage of rental housing in
4 California, particularly for moderate- and low-income renters,
5 where one-half of all low-income renters and three-fourths of all
6 very low income renters spend more than 50 percent of their
7 income for housing.

8 (2) Over 360,000 Californians are homeless, according to the
9 Department of Housing and Community Development, and the
10 most rapidly increasing segments of the homeless population are
11 seniors and families with children.

12 (3) California has lost more than 20,000 affordable housing
13 units over the past five years, with almost 50 percent of the loss
14 coming from the Counties of Los Angeles, Ventura, Orange, San
15 Bernardino, Riverside, and Imperial.

16 (b) It is the intent of the Legislature to use existing properties
17 owned by the Department of Transportation to ease the critical
18 shortage of affordable housing in California and particularly
19 southern California.

20 (c) It is the further intent of the Legislature to ensure that the
21 Department of Transportation manages and maintains rental
22 properties in a consistent and equitable manner.

23 SEC. 2. (a) On January 1, 2004, the Director of
24 Transportation shall establish the 710 Freeway Corridor Task
25 Force to do all of the following:

26 (1) Review existing Department of Transportation policies and
27 procedures for establishing rental rates for department-owned
28 residential rental properties in the 710 Freeway Corridor.

29 (2) Review existing Department of Transportation procedures
30 for increasing residential property rental rates.

31 (3) Develop recommendations for policies and procedures to
32 establish rental property rates, including whether any rental rates
33 shall be reduced from current levels.



1 (4) Not later than June 1, 2004, report its findings and
2 recommendations to the Legislature. Copies of the reports shall be
3 delivered to the chairpersons of the Senate and Assembly
4 Committees on Housing and Community Development.

5 (b) The task force shall be convened by the director and shall
6 consist of the following:

7 (1) One member and one alternate member elected from
8 department-owned residential rental property residents in each of
9 the three affected communities of Pasadena, South Pasadena, and
10 El Sereno.

11 (2) One member designated by the city manager, or if there is
12 no city manager, the mayor, of each of the three affected Cities of
13 Pasadena, South Pasadena, and Los Angeles.

14 (3) One member from the office of each of the two Assembly
15 Members and two Senators representing the affected area and one
16 member from the office of the Los Angeles city council member
17 whose district includes El Sereno.

18 (4) Three members from the department designated by the
19 director representing Bay Area District 4, Sacramento
20 headquarters, and District 7.

21 (5) Two members from the affordable housing advocacy
22 community designated by the director.

23 (6) *One member who represents the Department of Housing*
24 *and Community Development.*

25 (7) *One member who represents the Department of General*
26 *Services.*

27 (8) *One member who represents the Department of Consumer*
28 *Affairs.*

29 (c) The chairperson of the task force shall be selected by the
30 task force from its members. The department shall provide staff for
31 the support of the task force.

32 SEC. 3. (a) With respect to any residential units owned by the
33 Department of Transportation and occupied by tenants on July 1,
34 2001, within the 710 Corridor of southern California, the
35 department shall not increase the level of rent on any of those units.

36 (b) There shall be a moratorium on any without cause eviction
37 process against any person who, on July 1, 2001, was an occupant
38 of a residential unit owned by the Department of Transportation
39 within the 710 Corridor of southern California.

1 SEC. 4. This act shall remain in effect only until January 1,
2 2005, and as of that date is repealed, unless a later enacted statute,
3 that is enacted before January 1, 2005, deletes or extends that date.

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